

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Geoenvironmental Conclusions

The review of the available information and the production of the initial conceptual model and risk assessment has identified risks associated with potentially complete pollutant linkages that vary from Low to Moderate.

Linkages with risk estimations of Moderate/Low or above would typically require further investigation or remediation. These are:

- Linkage 1 - direct contact by future site users with made ground containing metals and hydrocarbons.
- Linkage 6 - inhalation by future site users of asbestos fibres potentially present with the made ground.

Contamination on the site is likely to relate to the presence of made ground associated with the previous use of the site. Potentially contaminated ground is anticipated to impact on future users by exposure through areas of soft landscaping.

7.2 Remediation and Risk Reduction Recommendations

The local Contaminated Land Officer will usually require a 'Verification Report' to confirm that all risk reduction strategies recommended below, and any others subsequently required, have been undertaken.

The two risk linkages identified above relate solely to the proposed landscaping. The plan of the proposed development in Appendix A shows a small grassed area about 10 m by 5 m lined with shrubs or small trees on two sides and two other small trees.

The site is hard covered and no viable topsoil is likely to be present. A pragmatic way to break these contaminants linkages would be to provide a 600 mm depth of uncontaminated imported soils (topsoil and subsoil) for grass and shrubs. This should be increased to 1 m depth for tree pits.

On completion the soil composition and depth would need to be verified by an independent third party such as SSL.

Alternatively a localised site investigation could be undertaken to confirm if remediation were required, but this part of the site is completely covered with existing buildings so investigation might be best carried out after demolition. If soil contamination was not found, clean topsoil would still need to be provided to a depth suitable for the proposed planting scheme.

7.2.1 Unforeseen Risks During Development

Given the existence of made ground on the site it would be prudent to maintain a discovery strategy (watching brief) during site clearance and construction, in case any unexpected contamination is encountered. If suspected contamination is found then a

suitably qualified person should undertake appropriate sampling, testing and further risk assessment, and produce a remedial solution to be approved by the Contaminated Land Officer and implemented by the developer.

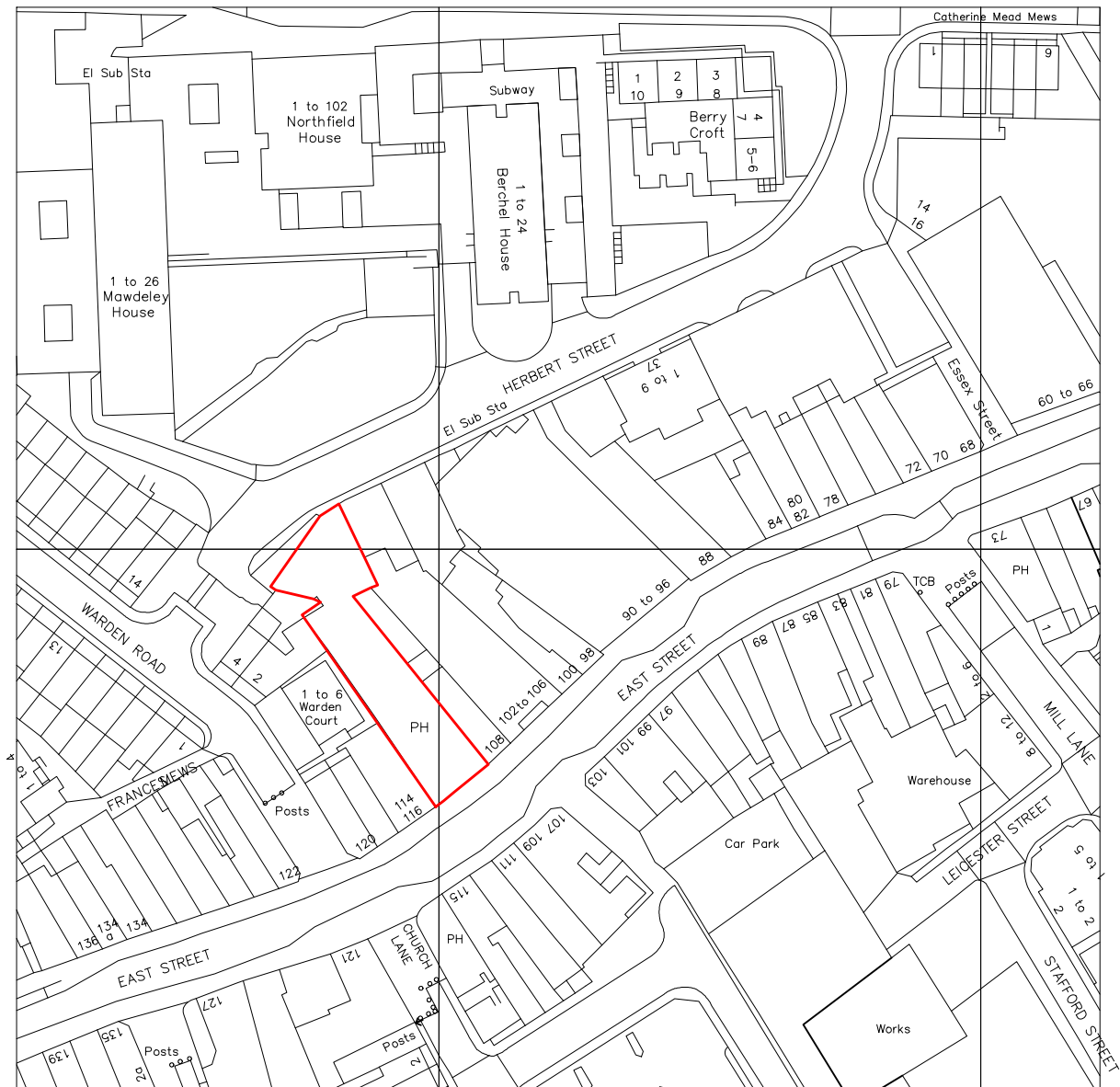
Site, landscape and maintenance workers should wear gloves, boots and overalls and wash their hands before eating, drinking and smoking. Excessive dust generation should be avoided.

8 REFERENCES

- 8.1 BS 5930:2015+A1:2020 *Code of practice for ground investigations*
- 8.2 BS 10175:2011+A2:2017 *Investigation of potentially contaminated sites: Code of practice*
- 8.3 *Land Contamination Risk Management (LCRM)*, Environment Agency, 20 July 2023
- 8.4 BS EN 1997-1:2004+A1:2013 *Eurocode 7: Geotechnical design. Part 1: General rules* incorporating corrigendum Feb 2009
- 8.5 BS EN 1997-2:2007 *Eurocode 7 — Geotechnical design. Part 2: Ground investigation and testing*
- 8.6 British Geological Survey sheet 264, scale 1:50,000, published 2004
- 8.7 British Geological Survey, Geoindex (onshore) digital map viewer. Available online: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>
- 8.8 British Geological Survey, Lexicon of Named Rock Units. Available online: <https://webapps.bgs.ac.uk/lexicon/>
- 8.9 British Geological Survey, BGS maps portal. Available online: <https://www.bgs.ac.uk/information-hub/bgs-maps-portal/>
- 8.10 CIRIA Report C552 (2001), *Contaminated land risk assessment. A guide to good practice*
- 8.11 MAGIC geographic information website. Available online: <https://magic.defra.gov.uk/>
- 8.12 Know Your Place Bristol Know Your Place - Bristol
- 8.13 Mining Remediation Authority Map Viewer <https://datamine-cauk.hub.arcgis.com/>

APPENDIX A - PLANS AND DRAWINGS

- (i) Site Location Plan
- (ii) Existing Site Plan
- (iii) Proposed Development Plan



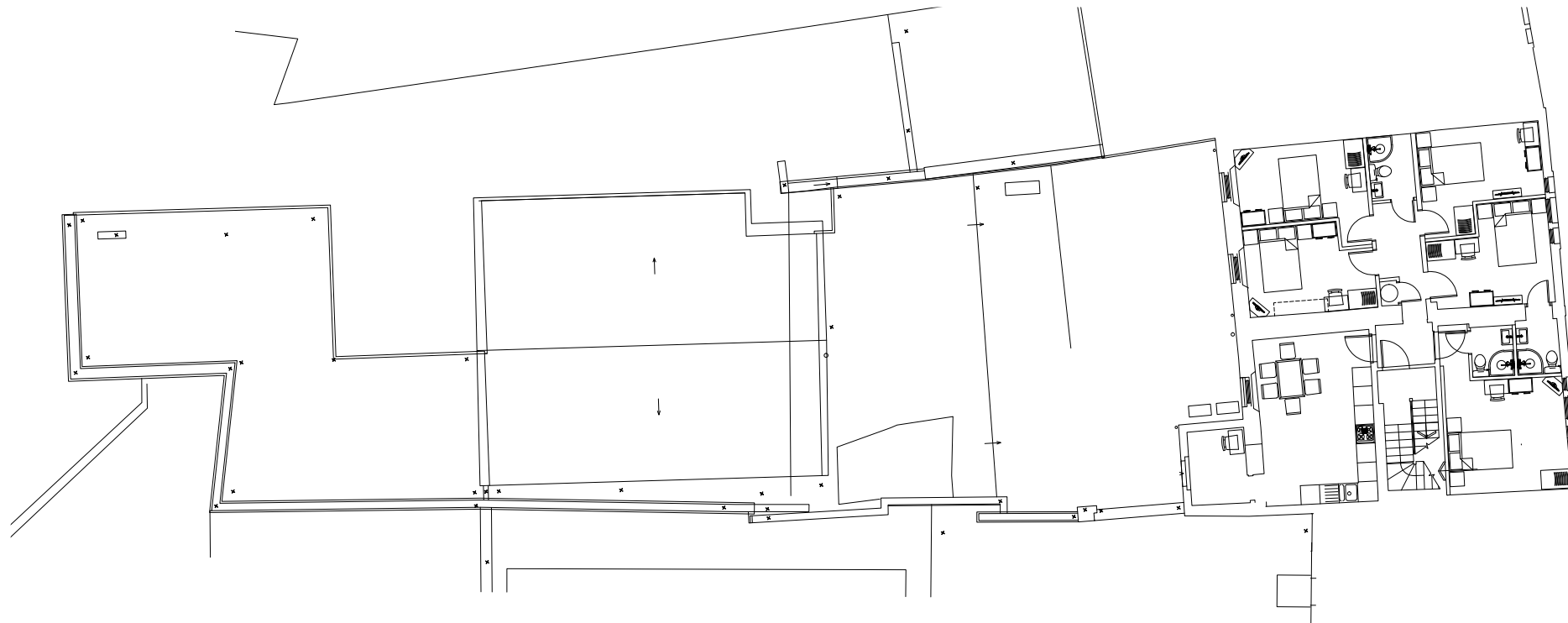
Proposed Residential Conversion
of first and second floors
110 East Street Bedminster Bristol

Location Plan

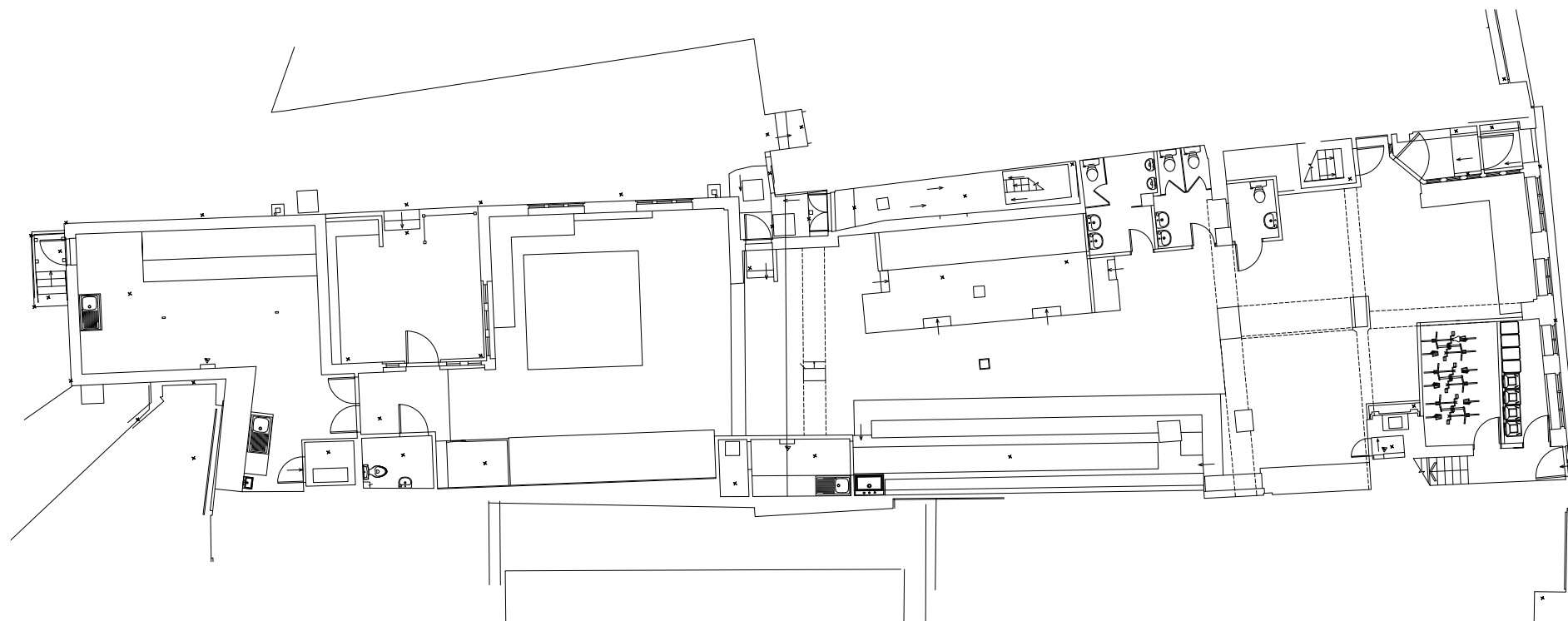
Scale 1: 1250
Date : Sept 2022

Drwg No 3568/6

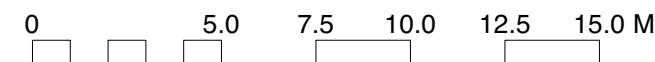
David Cahill Design Consultant



Existing First Floor Plan

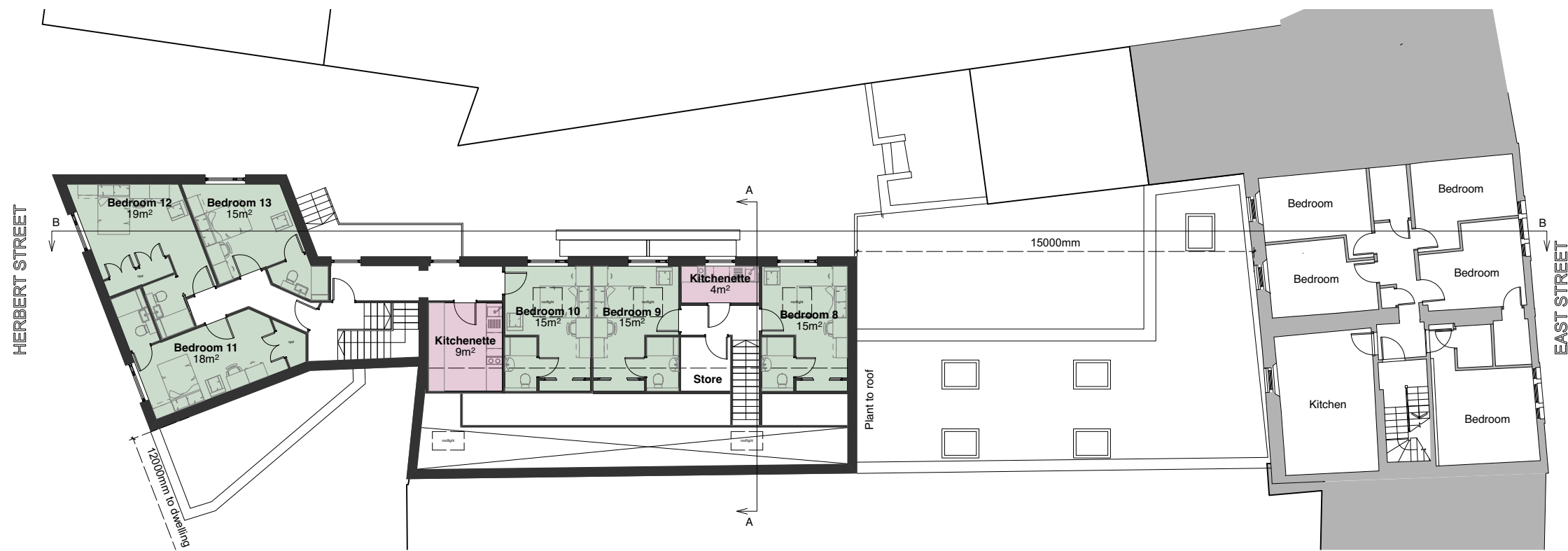


Existing Ground Floor Plan

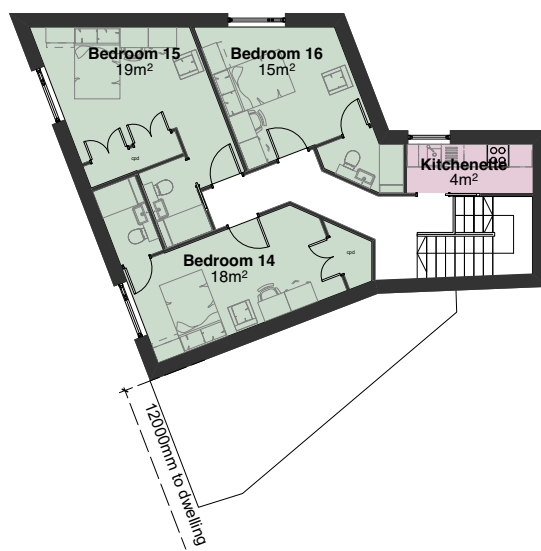


Note: Internal layouts based on approved drawings for application reference 23/00686/F, which is currently being implemented

REVISION SUMMARY DATE REVISION



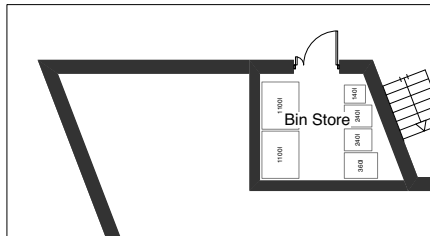
Proposed First Floor Plan



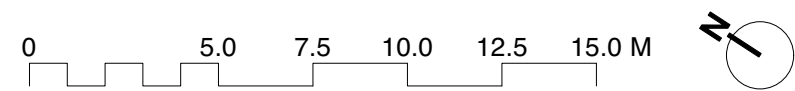
Proposed Second Floor Plan



Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan



APPENDIX B - DESK STUDY INFORMATION

- (i) Risk Assessment Guidelines
- (ii) Bristol City Council Contaminated Land Search Letter
- (iii) RSK Ordnance Management Unexploded Ordnance Preliminary Risk Assessment
- (iv) Landmark Environmental Data Sheets
- (v) Historical Mapping

Risk Assessment Methodology

Risk is a combination of the 'likelihood' of an event occurring and the magnitude of its 'consequences'. Therefore, in order to assess risk, both the likelihood and the consequences of an event must be taken into account. RSK Group Plc has adopted guidance provided in CIRIA C552 for use in the production of risk assessments.

The likelihood of an event can be classified on a four point system using the following terms and definitions based on CIRIA C552:

Highly likely: The event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution;

Likely: It is probable that an event will occur, or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;

Low likelihood: Circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term;

Unlikely: Circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

Severe: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);

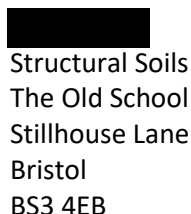
Medium: Chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);

Mild: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment; and

Minor: Harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned the table below.

RISK CLASSIFICATION SYSTEM (CIRIA 552)					
		Consequence			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/Low	Low
	Low likelihood	Moderate	Moderate/Low	Low	Very Low
	Unlikely	Moderate/Low	Low	Very Low	Very Low



Reply to
Telephone
Minicom
Fax
E-mail
Our ref
Your ref
Date

10th February 2025

Dear

Environmental Search: 110-112 East Street, Bristol BS3 4EY. I refer to your correspondence request concerning environmental information on the above property. An invoice will follow shortly for £77.89.

Our earliest records indicate that the site was a Public House which has remained the same throughout history. In the surrounding area there were various commercial uses such as a Hatters c1902, a Bacon Curers c1950s, a Works c1964, a substation c1953, a car park on Little Paradise and a Shoe Repairers present day.

Currently the site is occupied by The Assembly Public House and residential Accommodation.

Bristol City Council holds no records of the following Local Authority Environmental Permits within 50m of the property address

Bristol City Council holds no pollution incidents within 50m of the property address.

Bristol City Council holds no records of historic landfill sites within 100m of the property address.

Bristol City Council holds no records of any Authorised Treatment Facilities within 50m of the property address

Contamination reports

Bristol City Council holds no reports within 50m of the property address.

For more recent developments the reports should be available on the planning portal to download.

For older reports we recommend contacting the company direct.

Contamination status

Bristol City Council's Strategy for the inspection of contaminated land, which was adopted and published in July 2000 and which is currently under review, seeks to identify sites of potential concern. These sites are prioritised and assessed to determine whether there is a significant risk of harm to either human health or to the environment and whether remediation is required.

Bristol City Council is still in the process of finalising its prioritised list of sites for further inspection and has not formally inspected the property address in question, in relation to potential contamination. Based upon the information currently available this site is likely to be classed as category 3 based on current use and will not be considered for inspection under this strategy in the near future, unless additional and significant information comes to light to indicate otherwise.

Consequently, 110-112 East Street, Bristol BS3 4EY has not been determined as 'contaminated land' as defined by the provisions of the Environmental Protection Act 1990: Part IIA.

Abatement notices –statutory nuisance

This department no longer deals with nuisance issues, if you require information with respect to this please contact neighbourhood.enforcement@bristol.gov.uk

Private water supplies

This department does not hold a Private Water Supply Register. Private water supply licenses are issued by the Health and Safety team within Bristol City Council, for further information contact health.safety@bristol.gov.uk.

Environment Agency

The Environment Agency maintain a number of related records on environmental issues they regulate including environmental permits, more serious incidents, waste processing and flooding.

Public Registers: <https://www.gov.uk/guidance/access-the-public-register-for-environmental-information>

Map Service: <https://www.gov.uk/check-local-environmental-data>

Other historical data

Know Your Place is a free to use website that allows you to explore your neighbourhood through historic maps, images and linked information <http://maps.bristol.gov.uk/kyp/>

Disclaimer

The information in relation to the property address is held by Bristol City Council's Public Protection

(Pollution) Team and is correct to the best of our knowledge at the date of this letter. However, most of the data held in relation to contaminated land is comprised of information obtained from third party sources. It is provided to you on the basis that the City Council does not accept liability for any inaccuracies. It is recommended therefore, that the information be investigated further.

If you require further assistance please do not hesitate to contact me on the above number.

Yours sincerely

[Redacted Signature]

[Redacted Name]

Environmental Information

Public Protection (Pollution)

https://www.bristol.gov.uk/en_US/about-our-website/privacy

Further details pertaining to legislation guidance please see National Guidance and Policy available <https://www.gov.uk/contaminated-land>

Client	Structural Soils
Site	110 – 112 East Street, Bristol
Report Reference	S1RA-1044
Date	20/01/2025
Author	Will Hunnisett



Introduction

Contextual Information

The purpose of a Stage 1 Preliminary Risk Assessment is to provide an elementary analysis into the risk that unexploded ordnance (UXO) may pose to a site. This report will make a reasoned assessment, in line with the ALARP principle, of whether further research is required, or whether the need can be discounted at this stage. Note, even if this Stage 1 Preliminary Risk Assessment discounts the need for further research, this does not mean that there is no risk of encountering UXO. Safety Awareness Briefings are recommended for ground intrusions on the vast majority of sites.

Methodology

Produced and quality assured by experienced UXO Researchers and our team of UK MoD qualified EOD personnel, this RSK Ordnance Management (OM) Stage 1 Preliminary Risk Assessment utilises extensive open-source geo-data sets, an in-house library, and historical archives, among other sources, to analyse variables which may have led to a site becoming contaminated with items of UXO. To ensure that all RSK OM reports adhere to *CIRIA C681 - Unexploded Ordnance, a Guide to the Construction Industry*, the following factors will be considered:

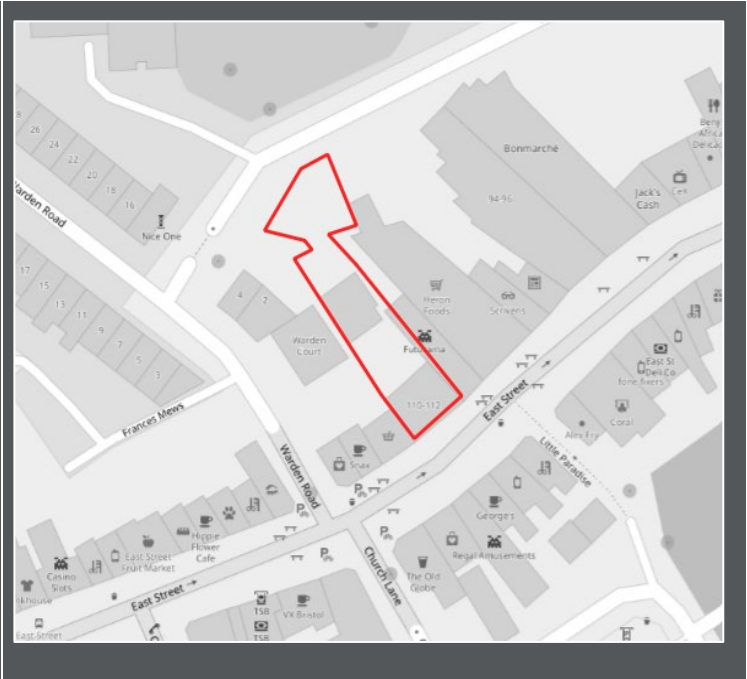
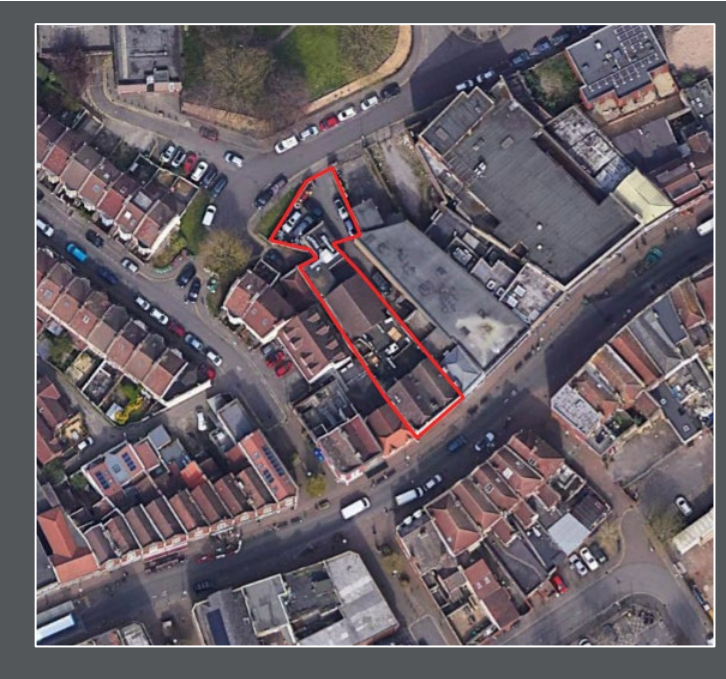
1. Current and historic site use
2. Risk elevating factors related to enemy action
3. Degree to which British/Allied UXO may have impacted the site
4. The proposed works
5. Post-WWII redevelopment/EOC tasks

Executive Summary

Conclusions	Recommendations
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- No bomb strikes thought to have occurred on or adjacent to the site.
- Structures in the south of the site appear undamaged in post-WWII aerial photography.
- Only a small area of open ground present on site.

RSK OM do not believe it is in line with the ALARP principle to recommend further research. However, due to reasons outlined below, **UXO Safety Awareness Briefings** are strongly recommended.



Current and Historic Site Location/Usage

National Grid Reference

ST 58491 71575

Region

Bristol, Gloucestershire

Current Site Description and Usage

The southern section of the site currently comprises a two-storey pub. A further low-rise structure is located in the centre, with the northern parcel of land composed of hard standing.

It is bound to the north by Herbert Street, to the east and west by further structures and hardstanding on East Road and to the south by East Road.

Historic Site Location and Description

During WWII, the site was occupied by open, undeveloped ground. Mature vegetation was interspersed throughout the site, and a pond was situated in the north-east.

Enemy Action

Bombing during WWI and WWII

As recorded within WWII-era boundary mapping, the site was situated within the County Borough of Bristol. Home Office statistics suggest that Bristol was subject to an overall very high density of bombing, with an average of 254.2 items of ordnance recorded per 1,000 acres.

Consolidated Bomb Plot Mapping records a 50kg HE bomb strike approximately 70m east of the site. A bomb map covering the Good Friday Raid and a map showing unexploded bomb strikes were also analysed, although neither of these showed bombing incidents in close proximity to the site.

Bomb Damage

Post-WWII aerial photography shows a large area of clearance approximately 30m east of the site; it is thought that this is the result of the bomb strike potentially incorrectly recorded approximately 70m east. A comparison of pre- and post-WWII OS mapping appears to indicate that clearance occurred on site, although this is likely due to the poor scale of consulted pre-WWII OS mapping. The structures on site do not appear damaged in post-WWII aerial photography.

Likelihood of UXO Detection

Within the areas of the site occupied by seemingly undamaged structures, it is considered likely that a UXB strike would have been observed and reported at the time by people accessing the pub, as recorded on post-WWII OS mapping. However, the central and northern areas partially comprised open, undeveloped ground, which continued to the east of the site. This is unlikely to have had a specific use and been accessed frequently. Therefore, it is conceivable that had a UXB struck this area, it could have remained in-situ, unreported.

British/Allied Military Activity

Is there evidence to suggest that British/Allied activity occurred on/near the site?

There is no evidence to suggest that British/Allied military activity occurred on/near the site.

Anti-Aircraft Batteries	
An in-house geo dataset records 24 Heavy Anti-Aircraft (HAA) batteries within an approximate 15km radius of the site; this is deemed to be the typical maximum range of the guns that were utilised. Situated in central Bristol, Luftwaffe activity was frequent and intense during WWII and these guns are likely to have fired vast amounts of ammunition. It is conceivable that an unexploded HAA shell struck the site during WWII and remained unseen within areas of open, undeveloped ground, although this is not considered to be a significant risk.	
Risk Mitigation	
Post-WWII Redevelopment	
The site has seen a degree of post-WWII redevelopment. By 1999, one of the structures in the centre had been extended eastwards. This had been cleared by 2007, with the structures currently in this area of the site constructed immediately after. It is unlikely that deep soil intrusions occurred in the construction phase.	
EOC Tasks	
There is no evidence of EOC tasks occurring on or adjacent to the site.	
Proposed Works	
Ground Investigation Works	Development Works
None proposed at the time of writing.	Client provided information confirms that the pub currently on site will be redeveloped into two residential houses.
Summary	
Conclusions	
<p>As recorded within WWII-era boundary mapping, the site was situated within the County Borough of Bristol. Home Office statistics confirm that Bristol was subject to an overall very high density of bombing, with an average of 254.2 items of ordnance recorded per 1,000 acres.</p> <p>The closest recorded bomb strike was approximately 70m east, although due to damage observed in post-WWII aerial photography, this may have fallen as close as 30m to the site. Other consulted bomb maps did not record bombing in close proximity to the site.</p> <p>The southern section of the site, comprising a seemingly undamaged pub, is thought to have been frequently accessed during WWII. As such, a UXB strike to this location is thought likely to have been reported at the time. However, the central sections partially comprised open undeveloped ground which is unlikely to have been accessed frequently, potentially leading to a higher likelihood of a UXB strike remaining unnoticed here, although due to the small size of this area and lack of bombs recorded in close proximity to the site, this is not thought to warrant further investigation.</p>	
Recommendations	
RSK OM do not believe it is in line with the ALARP principle to recommend further research. However, due to reasons outlined above, UXO Safety Awareness Briefings are strongly recommended.	

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene
	WGR	Worked Ground (Undivided)	Void	Not Supplied - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene
	SLIP	Landslide Deposit	Unknown/Unclassified Entry	Not Supplied - Quaternary

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	TFD	Tidal Flat Deposits	Clay and Silt	Not Supplied - Holocene
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	RTD1	River Terrace Deposits, 1	Sand and Gravel	Not Supplied - Quaternary
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	RLS	Rugby Limestone Member	Limestone and Mudstone, Interbedded	Not Supplied - Hettangian
	WBCT	Westbury Formation and Cotham Member (Undifferentiated)	Mudstone and Limestone, Interbedded	Not Supplied - Rhaetian
	LPMB	Langport Member	Limestone	Not Supplied - Rhaetian
	WCT	Wilmcote Limestone Member	Limestone and Mudstone, Interbedded	Not Supplied - Rhaetian
	SASH	Saltford Shale Member	Mudstone	Not Supplied - Rhaetian
	BAN	Blue Anchor Formation	Mudstone	Not Supplied - Norian
	MMG	Mercia Mudstone Group	Mudstone and Halite-stone	Not Supplied - Early Triassic
	RESA	REDCLIFFE SANDSTONE MEMBER	Sandstone	Not Supplied - Triassic
	MMMF	Mercia Mudstone Group (Marginal Facies)	Conglomerate	Not Supplied - Triassic

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	PES	Pennant Sandstone Formation	Sandstone	Not Supplied - Westphalian
	SWMCM	South Wales Middle Coal Measures Formation	Mudstone, Siltstone and Sandstone	Not Supplied - Westphalian
	SWMCM	South Wales Middle Coal Measures Formation	Sandstone	Not Supplied - Westphalian
	QSG	Quartzitic Sandstone Formation	Sandstone	Not Supplied - Namurian
	QSG	Quartzitic Sandstone Formation	Mudstone	Not Supplied - Namurian
	OHL	Oxwich Head Limestone Formation	Limestone, Ooidal	Not Supplied - Visean
	CHSA	Cromhall Sandstone Formation	Sandstone	Not Supplied - Visean
	CDL	Clifton Down Limestone Formation	Limestone	Not Supplied - Visean
		Faults		
		Rock Segments		



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Geology 1:50,000 Maps

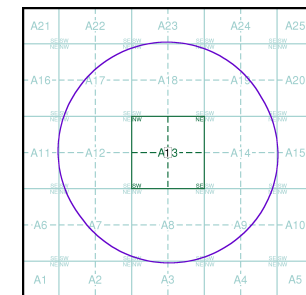
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID: 1
Map Sheet No: 264
Map Name: Bristol
Map Date: 2004
Bedrock Geology: Available
Superficial Geology: Available
Artificial Geology: Available
Faults: Not Supplied
Landslip: Available
Rock Segments: Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

Order Number: 367573233_1_1
Customer Reference: 738148/SP
National Grid Reference: 358490, 171580
Slice: A
Site Area (Ha): 0.07
Search Buffer (m): 1000

Site Details:

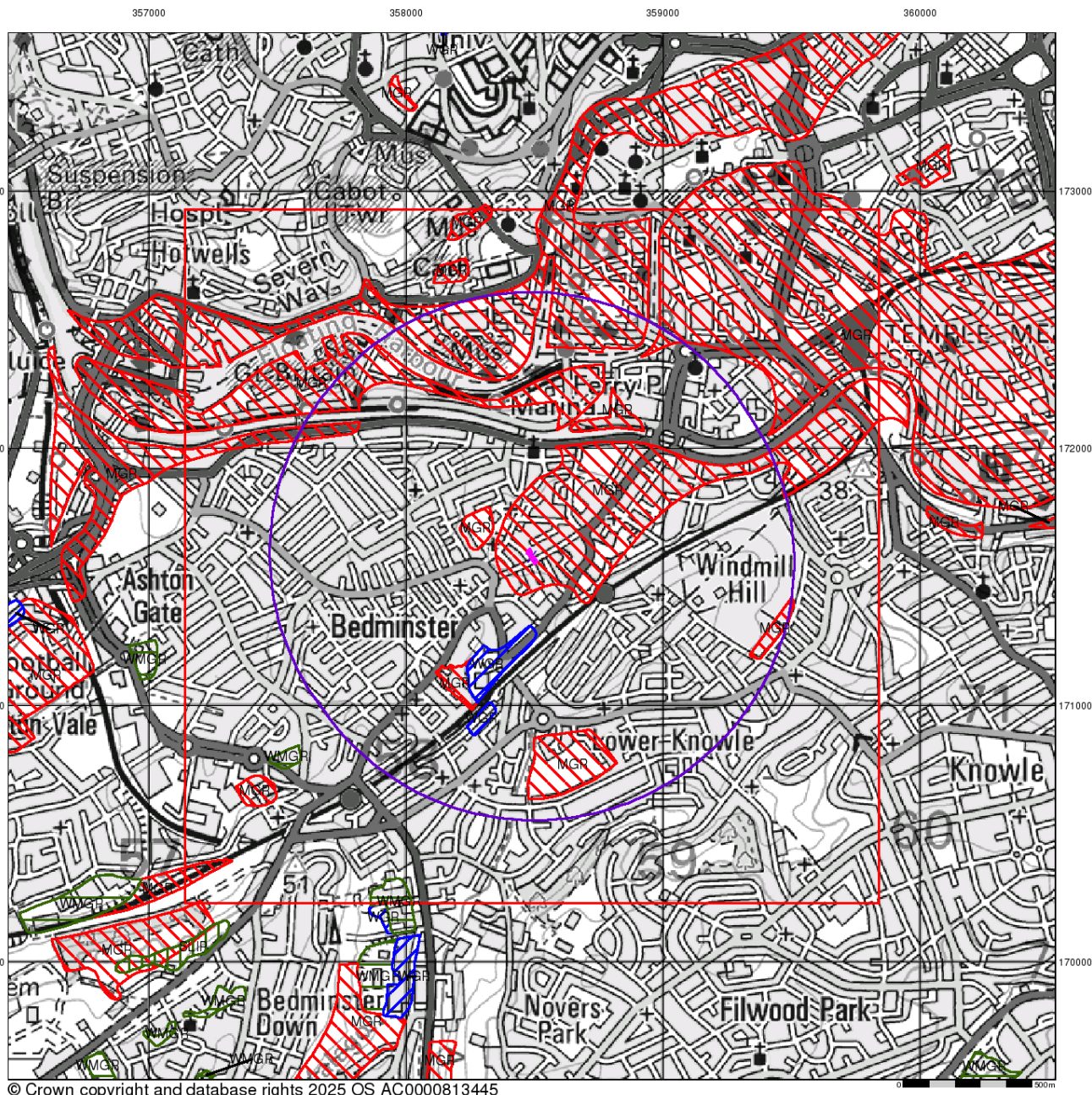
Assembly, 110-112, East Street, Bedminster, BRISTOL, BS3 4EY

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Web: www.envirocheck.co.uk

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Artificial Ground and Landslip

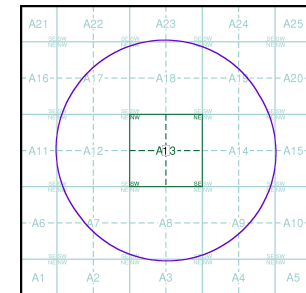
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

Order Number: 367573233_1_1
Customer Reference: 738148/SP
National Grid Reference: 358490, 171580
Slice: A
Site Area (Ha): 0.07
Search Buffer (m): 1000

Site Details:

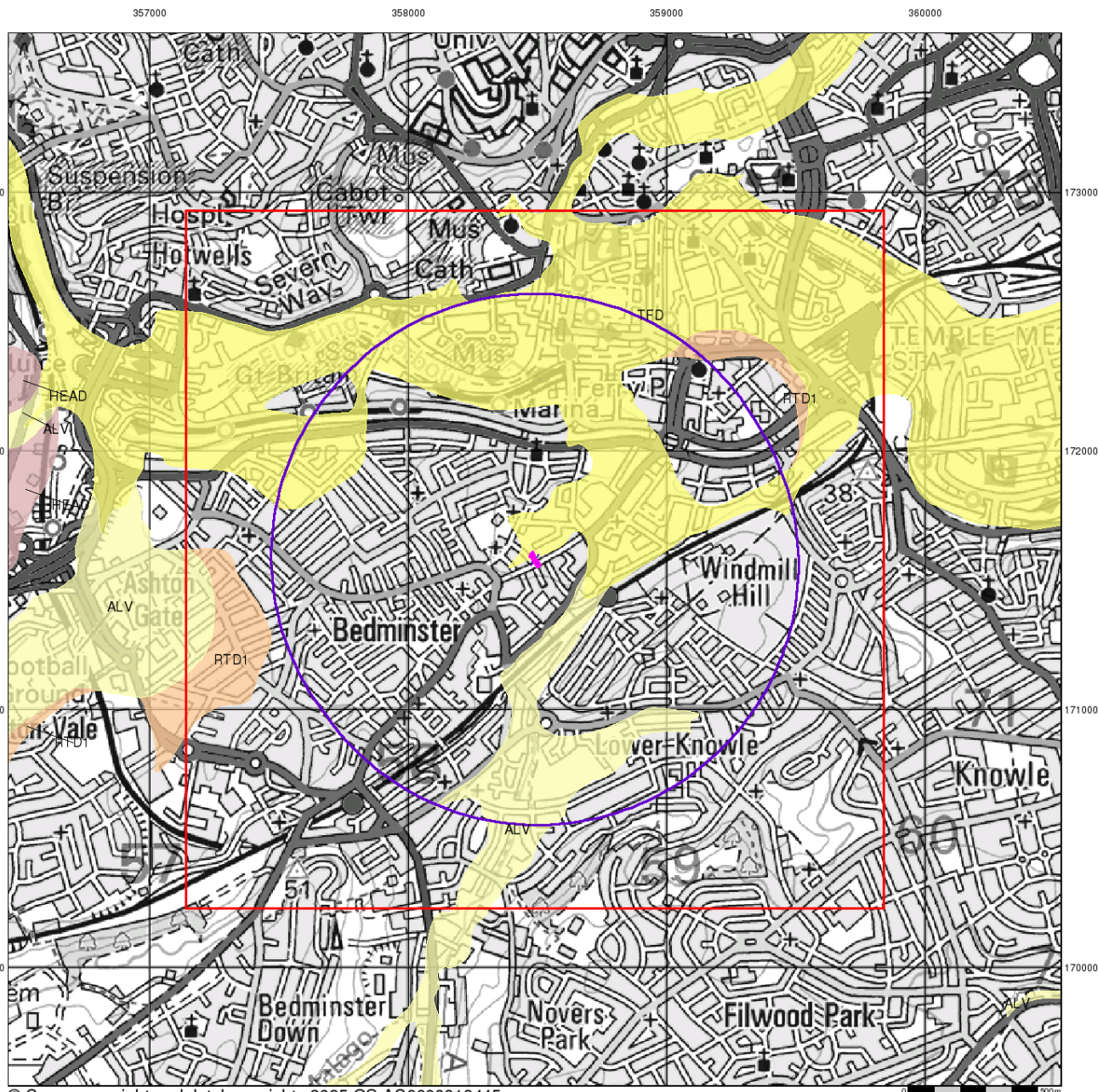
Assembly, 110-112, East Street, Bedminster, BRISTOL, BS3 4EY

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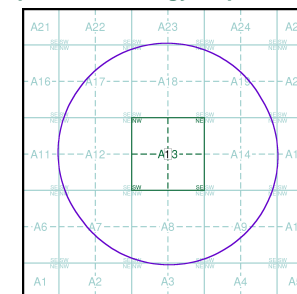
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

Order Number: 367573233_1_1
Customer Reference: 738148/SP
National Grid Reference: 358490, 171580
Slice: A
Site Area (Ha): 0.07
Search Buffer (m): 1000

Site Details:

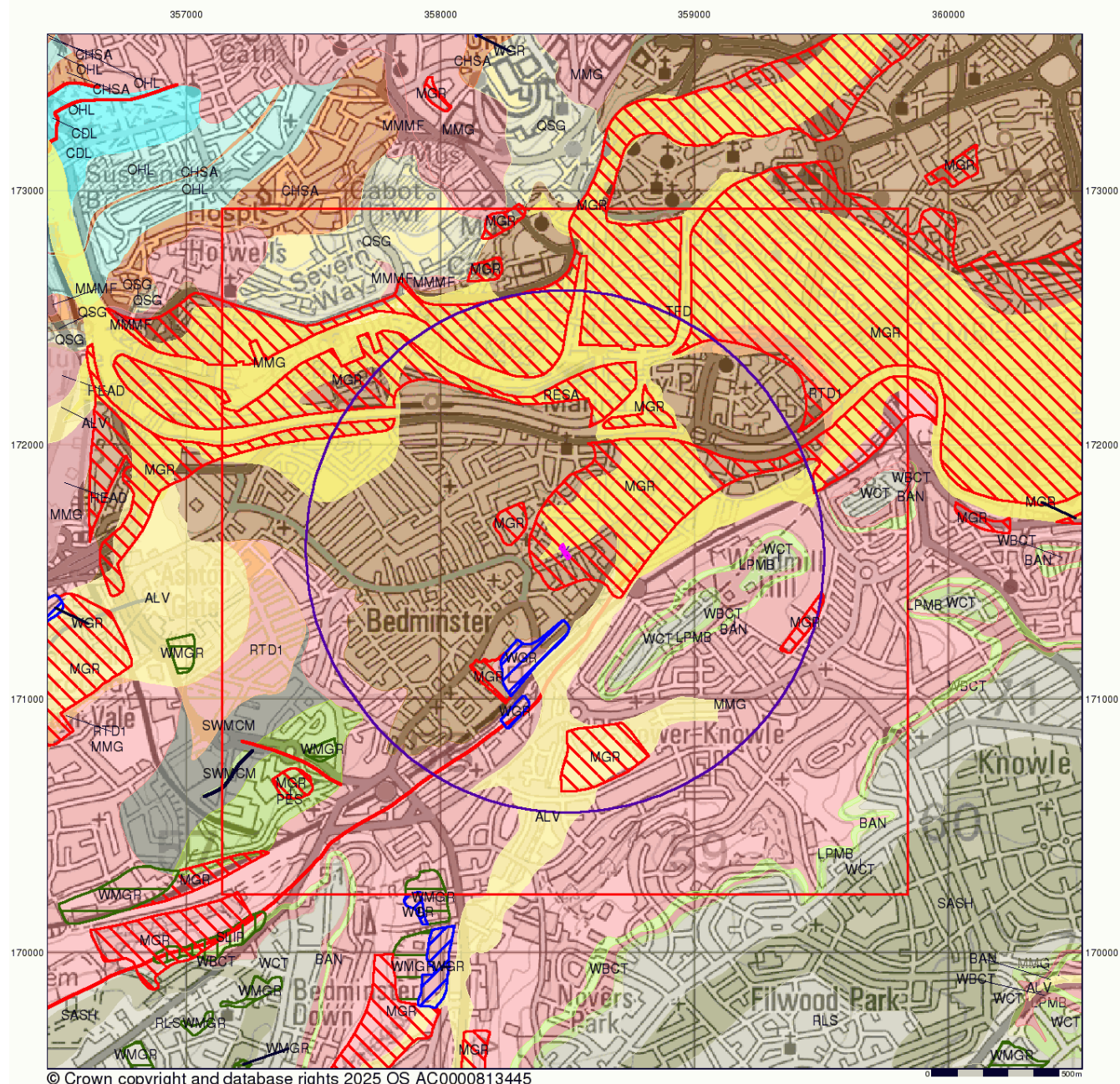
Assembly, 110-112, East Street, Bedminster, BRISTOL, BS3 4EY

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

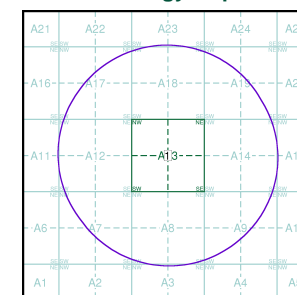
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number: 367573233_1_1
Customer Reference: 738148/SP
National Grid Reference: 358490, 171580
Slice: A
Site Area (Ha): 0.07
Search Buffer (m): 1000

Site Details:

Assembly, 110-112, East Street, Bedminster, BRISTOL, BS3 4EY

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

v15.0 20-Jan-2025

Page 5 of 5

Envirocheck[®] Report:

Datasheet

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Order Number:

367573233_1_1

Customer Reference:

738148/SP

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Slice:

A

Site Area (Ha):

0.07

Search Buffer (m):

1000

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Assembly, 110-112

East Street

Bedminster

BRISTOL

BS3 4EY

Client Details:

Mr [REDACTED]

Structural Soils Ltd

The Old School House

Stillhouse Lane, Bedminster

Bristol

BS3 4EB